

AGENDA  
ZONING REVIEW BOARD  
May 4, 2006  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR  
**MARKED AGENDA**

**NEW CASES:**

**Z-06-26**-An Ordinance to amend Ordinance 02-O-1986 which rezoned property located at **2412 James Jackson Parkway, N.W.** from the I-2 (Light Industrial) District and I-2 (Heavy Industrial) Districts to the PD-H (Planned Development-Housing) District, for the purpose of a site plan amendment. Land Lots 255, 256, 263 and 264. 17<sup>th</sup> District, Fulton County, Georgia.

OWNER: BRADEN AND ASSOCIATES, INC. AND JENKINS BRADEN, LLC.

APPLICANT: BRADEN AND ASSOCIATES, INC. AND JENKINS BRADEN, LLC.

NPU-D            **APPROVAL-CONDITIONAL**            COUNCIL DISTRICT 9

**STAFF RECOMMENDATION:    APPROVAL-CONDITIONAL**

**ZRB RECOMMENDATION:        APPROVAL-CONDITIONAL**

**Z-06-33**            An Ordinance by Councilmember Cleta Winslow authorizing the Mayor or her designee to amend the **Zoning Ordinance Amended and the Maps established in connection therewith be changed so that all R-5/HD (Two-Family Residential/ Historic District) property located in the West End Historic District (Chapter 20G) be changed to the R-4A/HD (single Family Residential/Historic District) District;** and for other purposes.

NPU-T            **APPROVAL**            COUNCIL DISTRICT 4

**STAFF RECOMMENDATION:    APPROVAL**

**ZRB RECOMMENDATION:        APPROVAL**

**Z-06-35**-An Ordinance to rezone from the C-1-C (Community Business-Conditional) District to the C-1 (Community Business) District, property located at **1316 Boulevard, S.E.** fronting approximately 348.84 feet on the east side of Boulevard, and approximately 195 feet on the south side of Benteen Avenue. Depth: varies. Area: approximately 1.60 acres. Land Lot 24, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER:        THOMAS G. STKES, JR. C/O JIM LAVALLEE AND MLC HOMES,  
                  INC. C/O JIM LAVALLEE

APPLICANT: JIM LAVALLEE

NPU-W            **60-DAY DEFERRAL**            COUNCIL DISTRICT 1

**STAFF RECOMMENDATION:    APPROVAL-CONDITIONAL**

**ZRB RECOMMENDATION:        60-DAY DEFERRAL-JULY 2006**

**Z-06-27**-An Ordinance to amend Ordinance 01-O-1095 which rezoned property located at **880 Confederate Avenue, S.E.,** from the I-1 (Light Industrial) and R-5/HD (Two-family Residential/Grant Park Historic District) Districts to the C-2-C (Commercial Service-Conditional) District, for the purpose of a site plan amendment. Land Lots 22 and 23, 14th Fulton County, Georgia.

OWNER: BEAZER HOMES CORPORATION

APPLICANT: BEAZER HOMES CORPORATION

NPU-W            **APPROVAL**            COUNCIL DISTRICT 1

**STAFF RECOMMENDATION:    APPROVAL-CONDITIONAL**

**ZRB RECOMMENDATION:        continued to May 11, 2006**

**DEFERRED CASES:**

**U-06-04**-An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16-06.005 (1) (g) property located at **121 Thayer Avenue S. E.** Property fronting approximately 50 feet on the south side of Thayer Avenue, beginning approximately 120 feet from the southwest corner of Jonesboro Road. Depth: varies. Area: approximately .17 acres. Land Lot 56, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: JAMES S. DANIELS, JR.

APPLICANT: KEVIN ECHOLS

NPU-Y **DENIAL** COUNCIL DISTRICT 1

**STAFF RECOMMENDATION: DENIAL**

**ZRB RECOMMENDATION: DENIAL**

**Z-04-51**-An Ordinance by Zoning Committee to rezone from the I-1 (Light Industrial) District and C-4-C (Central Area Commercial Residential) District to the PD-MU (Planned Development-Mixed Use) District, property located at **166 16<sup>th</sup> Street, N.W.**, fronting 136.90 feet on the south side of 16<sup>th</sup> Street beginning at the southeast corner of Fowler Street. Depth: approximately 361 Feet. Area: 1.307 Acres. Land Lot 108, 17<sup>th</sup> District, Fulton County, Georgia.

OWNER: MADISON MIDTOWN, LLC

APPLICANT: J. CHARLES HENDON

BY: CARL E. WESTMORELAND, JR., ATTORNEY

NPU-E **DENIAL** COUNCIL DISTRICT 2

**STAFF RECOMMENDATION: 120 -DAY DEFERRAL-SEPTEMBER 2006**

**ZRB RECOMMENDATION: 120 -DAY DEFERRAL-SEPTEMBER 2006**

**Z-06-19**- An Ordinance by Councilmember Clela Winslow authorizing the Mayor or her designee to amend the Zoning Ordinance and the Maps established in connection therewith be changed so that all **R-5/HD (Two-Family Residential/Historic District) property located in the Oakland City Historic District (Chapter 20M) be changed to the R-4/HD (Single-Family Residential/Historic District) District;** and for other purposes.

NPU-S **APPROVAL** COUNCIL DISTRICT 4

**STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE to R4-A**

**ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE to R4-A**

**Z-05-110**-An Ordinance to rezone from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, property located at **1812 Woodland Hills Avenue, N.W.**, fronting approximately 55.5 feet on the north side of Woodland Hills Avenue, beginning approximately 63.2 feet on the north side of Harper Street.

Depth: varies. Area: approximately .99 acres.

Land Lot 186, 17<sup>th</sup> District, Fulton County, Georgia.

NPU-D **APPROVAL** COUNCIL DISTRICT 9

**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL-CONDITIONAL**

**Z-05-127**-An Ordinance to rezone from the R-4 (Single-family Residential ) District to the PD-H (Planned Development-Housing) District, property located at **2925 Browns Mill Road S.E.** fronting approximately 190 feet on the west side of Browns Mill Road and approximately 384.80 feet south of the right of way of Springside Drive. Depth: varies. Area: approximately 1.66 acres. Land Lot 61, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: MAJESTIC DEVELOPMENTS, LLC

APPLICANT: MAJESTIC DEVELOPMENTS, LLC

NPU-Z **DEFERRAL** COUNCIL DISTRICT 12

**STAFF RECOMMENDATION: FILE**

**ZRB RECOMMENDATION: FILE**

**Z-05-134**-An Ordinance to rezone from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2228 Bicknell Street, S.E.**, fronting approximately 257.5 feet on the southeast side of Bicknell Street, beginning 109 feet from the southeast corner of Bagwell Drive. Depth: varies. Area: approximately 3.5 acres. Land Lot 70, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: PORTFOLIO PROPERTIES CONSTRUCTION CO. LLC.

APPLICANT: PORTFOLIO PROPERTIES CONSTRUCTION CO. LLC.

NPU-Z **DENIAL** COUNCIL DISTRICT 12

**STAFF RECOMMENDATION: 60-DAY DEFERRAL-JULY 2006**

**ZRB RECOMMENDATION: 60-DAY DEFERRAL-JULY 2006**

**END OF AGENDA**